

EXHIBIT A

Sierra Consulting Group, LLC

Two North Central Ave.Suite 700Phoenix, AZ 85004

602-424-7001

Invoice submitted to:

USA Commercial Mortgage

c/o Rob Charles

Lewis & Roca

3993 Howard Hughes Parkway, 6th

Floor

Las Vegas NV 89109

January 08, 2007

In Reference To:USA Commercial Mortgage

Invoice #10650

Professional Services

			<u>Hrs/Rate</u>	<u>Amount</u>
	<u>Asset Sales</u>			
12/1/2006	EMB	Conversation with bidder regarding offer for USACM assets.	0.40 295.00/hr	118.00
	EMB	Read and respond to debtors' counsel's e mail on Silver Point's demand to see competing bid offers.	0.30 295.00/hr	88.50
	EMB	Participated on conference call with debtor and other committees to review new bids and issues to qualify bidders.	1.60 295.00/hr	472.00
	EMB	Conversation with bidder regarding bid increment.	0.30 295.00/hr	88.50
12/2/2006	EMB	Conversation with counsel on new bids and qualification issues.	0.20 295.00/hr	59.00
	EMB	Read latest e mail from Debtor's counsel regarding bids and purchase price issues.	0.10 295.00/hr	29.50
	EMB	Drafted information request list to Mesirow to assist in assessing last bid.	0.20 295.00/hr	59.00
	EMB	Analysis of qualification information on potential bidder.	0.30 295.00/hr	88.50
	EMB	Review term sheet on letter of credit for bidder.	0.20 295.00/hr	59.00
	EMB	Drafted memo to counsel and committee chair on differences between APA from bidders.	0.40 295.00/hr	118.00

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/2/2006	EMB	Conversation with FTI on new bid and qualification issues.	0.30 295.00/hr	88.50
	EMB	Read letter to bidder from FTDF for additional information and definitions on their bid.	0.20 295.00/hr	59.00
	EMB	Read and responded to e mail from debtor's counsel on SP and other bids.	0.50 295.00/hr	147.50
	EMB	Review new bids from latest two offers and noted differences from SP.	1.20 295.00/hr	354.00
12/4/2006	EMB	Participated on call with debtor and other committee's to discuss offers, qualification of bidders and other issues.	1.00 295.00/hr	295.00
	EMB	Participate on conference call with potential bidder to discuss qualification issues and bid amount.	0.50 295.00/hr	147.50
	EMB	Conversation with Mesirow regarding qualifying potential bidders.	0.30 295.00/hr	88.50
12/5/2006	EMB	Work with debtor on qualification of bidder issues.	0.70 295.00/hr	206.50
	EMB	Proposed to counsel the sharing arrangement with FTDF for any non-refundable deposit from potential bidders.	0.20 295.00/hr	59.00
	EMB	Call with debtor and potential bidder regarding asset values and closing issues.	0.70 295.00/hr	206.50
	EMB	Analysis of revised proposed term sheet from potential bidder.	0.30 295.00/hr	88.50
	EMB	Review all detail in assets for sale per latest offer from potential bidder and prepared to discuss on committee call.	0.60 295.00/hr	177.00
	EMB	Read e mail from debtor's counsel regarding new bid and qualification issues. Follow up with UCC counsel.	0.40 295.00/hr	118.00
	EMB	Participate on call with debtor and other committee to determine value of bid for USACM assets.	1.30 295.00/hr	383.50
12/6/2006	EMB	Conversation with Compass Partners on bid valuation, assets to be sold and excluded and other sale issues.	1.00 295.00/hr	295.00
	EMB	Prepared e mail to Silver Point on default interest per request of counsel.	0.30 295.00/hr	88.50
	EMB	Participate in meeting at G&S with Debtor and other committees to discuss court auction to be held tomorrow.	2.90 295.00/hr	855.50

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/6/2006	EMB	Conversation with investment banker representing potential bidder on qualification issues.	0.60 295.00/hr	177.00
	EMB	Read and respond to various e mails from counsel and debtor on sale issues.	1.20 295.00/hr	354.00
	EMB	Conversation with T. Allison and B. Fasel to discuss asset sale and bids.	0.50 295.00/hr	147.50
12/7/2006	EMB	Communication with counsel and committee member regarding asset sales and auction.	0.40 295.00/hr	118.00
	EMB	Meet with potential bidder to discuss APA and assets to be excluded.	0.90 295.00/hr	265.50
	EMB	Review of e mails regarding changes to APA of potential bidders to ensure certain language in assets was made. Responded to counsel	0.90 295.00/hr	265.50
	EMB	Attended court hearing for auction and sale of debtors' assets. Assisted in negotiations with bidders.	4.50 295.00/hr	1,327.50
	EMB	Meet with representatives of third bidder and debtor to discuss terms of bid and excluded assets.	1.60 295.00/hr	472.00
	EMB	Attended court hearing regarding bidder qualification and other issues on calendar.	2.40 295.00/hr	708.00
12/8/2006	EMB	Prepared summary of assets sold and estimated amounts per committee chairman's request.	0.30 295.00/hr	88.50
12/11/2006	EMB	Begin anlysis of assets sold and to remain with the trust with approx. values	0.80 295.00/hr	236.00
12/13/2006	EMB	Conversation with Compass Partners regarding plan confirmation and objections.	0.40 295.00/hr	118.00
	EMB	Analysis of revised exhibits per Compass Partners and compared to stalking horse bidder.	0.90 295.00/hr	265.50
	EMB	Completed analysis and sumamry of asset recoveries for assets sold and to be kept by USACM. Sent to counsel to be reviewed and distributed to committee members.	0.70 295.00/hr	206.50
	EMB	Preapred analysis of overbid allocation and sent to counsel for comment.	0.60 295.00/hr	177.00
12/14/2006	EMB	Read and comment on draft motion to determine allocation of Compass overbid.	0.30 295.00/hr	88.50
12/15/2006	EMB	Conversation with DTDF attorney regarding Compass APA exhibits.	0.40 295.00/hr	118.00

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/18/2006	EMB	Conversation with Mesirow regarding overbid allocation issues and declartion for hearing.	0.60 295.00/hr	177.00
12/22/2006	EMB	Work with Compass and counsel to resolve issues related to personal property and access to information.	1.20 295.00/hr	354.00
SUBTOTAL:			[35.60	10,502.00]
<u>Financial Analysis & Rvw</u>				
12/1/2006	EMB	Responded to questions to from unsecured creditor on collection issues.	0.20 295.00/hr	59.00
	EMB	Analyssis of loan servicing fees summary as received from Mesirow per request of committee chair.	0.20 295.00/hr	59.00
	EMB	Modified MOR sumamry and sent to counsel for review and distribution to committee.	0.30 295.00/hr	88.50
12/2/2006	EMB	Reviewed and responded to multiple e mails form committee members on settlement issues with DTDF and plan issues.	0.60 295.00/hr	177.00
	EMB	Prepare analysis and summary of the alleged claims DTDF has in the Oak Valley project.	1.60 295.00/hr	472.00
	EMB	Prepared memo to Mesirow and FTI on Oak Mesa questions and request for additional documentation	0.40 295.00/hr	118.00
12/4/2006	EMB	Read e mail from counsel responding to creditor committee questions and LV paper article on Marquis and impact on creditors.	0.20 295.00/hr	59.00
	EMB	Drafted memo to committee members regarding certian proposed loan payoffs amounts and impact on unsecured creditors to be discussed on next committee call.	0.60 295.00/hr	177.00
	EMB	Follow up with committee chairman on question of increase in assets per the latest MOR.	0.10 295.00/hr	29.50
	EMB	Review and comment on retention letter to retain attorneys in TX for certain foreclosures.	0.10 295.00/hr	29.50
	EMB	Drafted memo to counsel and committee chairman with supporting documents on Oak Meas issues.	0.80 295.00/hr	236.00
	EMB	Conversation with FTI regarding Oak Mesa project and capital contribution.	0.40 295.00/hr	118.00
	EMB	Work with Mesirow on Oak Mesa accounting issues for capital contributions.	1.30 295.00/hr	383.50

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/5/2006	EMB	Read opposition to motion from approval of proceedings regarding assignment of loan interest.	0.30 295.00/hr	88.50
	EMB	Communicate with Mesirow to gain access to accounting records and other files.	0.30 295.00/hr	88.50
12/6/2006	EMB	Conversation with Susan Smith to discuss accounting issues for DTDF settlement issues and production of other accounting information.	0.40 295.00/hr	118.00
	EMB	Analysis of wire transfers out of DTDF account to HMA to confirm Royal Hotel payments.	0.80 295.00/hr	236.00
	EMB	Review professional fee schedule prepared by Mesirow as received from counsel.	0.10 295.00/hr	29.50
	EMB	Conversation with FTI on Marquis and Oak Valley cash flow tracing issues.	0.20 295.00/hr	59.00
	JG	Coordinate and arrange meeting with USA Capital employees to review accounting process and related issues.	0.10 250.00/hr	25.00
12/7/2006	DWT	Reviewed DTDF proposal to understand various recovery scenarios	1.40 250.00/hr	350.00
12/8/2006	DWT	Prepared information related to upcoming DTDF settlement hearing	1.30 250.00/hr	325.00
	DWT	Discussion with FTI and reviewed current data for negotiations	0.90 250.00/hr	225.00
	JG	Further follow up to prepare for Monday's meeting with USA Capital employees.	0.60 250.00/hr	150.00
12/11/2006	DWT	Discussions with various issues with USA staff including data integrity issues, records retention, organization structure, accessing accounting records, etc.	1.60 250.00/hr	400.00
	DWT	Discussed various issues with USA Capital staff including data integrity issues, records retention, organization structure, accessing accounting records, etc.	1.70 250.00/hr	425.00
	DWT	Discussed various issues with USA staff including data integrity issues, records retention, organization structure, accessing accounting records, etc.	1.90 250.00/hr	475.00
	JG	Site visit and meetings with Susan Smith, Leann W, and Fasil (IT) at USA; discussions of operations, organizational chart, computer access/passwords, accounting system access; review of general ledger.	5.90 250.00/hr	1,475.00

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/11/2006	EMB	Meet with Susan Smith to discuss accounting for prepaid interest and evidence needed for preference argument.	1.60 295.00/hr	472.00
	DWT	Continue meeting with USA staff to discuss issues including data integrity issues, records retention, organization structure, accessing accounting records, etc.	1.40 250.00/hr	350.00
12/12/2006	EMB	Analysis of USA Realty corporate records and had copies made for counsel.	1.20 295.00/hr	354.00
12/13/2006	DWT	Downloaded financial information from docket for recent filings and analysis of filings for reference.	0.80 250.00/hr	200.00
12/14/2006	EMB	Analysis of the USA Realty general ledgers for 2004, 2005 and 2006 noting payments made to USACM and other related party transactions.	1.40 295.00/hr	413.00
	EMB	Request detailed general ledger information on USA Securities from Mesirow and follow up with e mails.	0.40 295.00/hr	118.00
	DWT	Reviewed Realty Advisor general ledgers	1.20 250.00/hr	300.00
12/15/2006	EMB	Analysis of November loan payoff and proposed distribution amounts per Mesirow. Sent to counsel and committee members for comments.	0.90 295.00/hr	265.50
12/18/2006	EMB	Analysis of recent loan payoffs and related fees and sent e mail to debtor regarding this matter as it impacts purchase price adjustments.	0.30 295.00/hr	88.50
	EMB	Review Nov. proposed distribution to lenders and responded to Mesirow.	0.30 295.00/hr	88.50
	DWT	Addressed current plan issues and related creditor analysis per request from counsel.	1.60 250.00/hr	400.00
12/19/2006	DWT	Reviewed current loan summary to address individual loan status.	1.20 250.00/hr	300.00
12/21/2006	EMB	Conference call with Mesirow, proposed USACM trustee and USA Capital employees to discuss transition issues.	0.80 295.00/hr	236.00
	EMB	Work on transition issues with trustee and Compass.	0.70 295.00/hr	206.50
	EMB	Updated USACM professional fee schedule for latest filed monthly fee statements.	0.30 295.00/hr	88.50
	EMB	Follow up on motion to hire accounting firm for USACM per request of debtor's counsel.	0.50 295.00/hr	147.50

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/21/2006	EMB	Responded to committee member inquiry into the Marquis sale and USAIP involuntary filing.	0.30 295.00/hr	88.50
	EMB	Work with Mesirow, USACM trustee and Compass Partners on transition issues. Sent e mail to set up call to discuss.	0.30 295.00/hr	88.50
12/22/2006	EMB	Review and comment on proposed stipulation on modification to interim fee order.	0.30 295.00/hr	88.50
	EMB	Review Mesirow's analysis of pre-paid interest and diverted principal offsets through Oct. and commented on underlying assumptions.	0.50 295.00/hr	147.50
12/26/2006	EMB	Follow up with Mesirow on Colt / PV / Marquis loans and servicing issues.	0.30 295.00/hr	88.50
	EMB	Review latest UST objection to Sierra monthly invoice and follow up with counsel.	0.30 295.00/hr	88.50
	EMB	Research Palm Harbor loan issues for trustee and counsel.	0.60 295.00/hr	177.00
12/27/2006	EMB	Updated professional fee summary with latest Nov. monthly statements as received from counsel.	0.40 295.00/hr	118.00
	EMB	Begin review and analysis of Del Buch documents per request of counsel.	0.40 295.00/hr	118.00
12/28/2006	EMB	Follow up with Mesirow on Colt, PV, and Marquis loans and set up meeting to discuss next week.	0.60 295.00/hr	177.00
	EMB	Drafted memo to Mesirow requesting loan details including why each one is not performing and follow up on other outstanding information requests.	0.60 295.00/hr	177.00
	EMB	Drafted letter to the UST in response to the objection to Sierra's October monthly fee statement.	0.90 295.00/hr	265.50
	EMB	Updated professional fee summary with additional Nov. monthly fee statements as received from counsel.	0.20 295.00/hr	59.00
	EMB	Read and review proposed protective order for USACM / IP documents.	0.20 295.00/hr	59.00
12/30/2006	EMB	Drafted e mail to counsel on retention of accountants issues for 2006 tax returns as proposed by the Debtor.	0.40 295.00/hr	118.00
SUBTOTAL:			[45.20	12,362.00]

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<u>Hrs/Rate</u>	<u>Amount</u>
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General Case Strategy

12/1/2006	EMB	Particapte on committee conference call to discuss trustee selection, sale issues and other pending issues.	4.50 295.00/hr	1,327.50
12/5/2006	EMB	Particapte on UCC conference call to discuss sale and plan issues.	3.40 295.00/hr	1,003.00
12/13/2006	EMB	Particiapted on conference call with committee to dicuss settlement meeting and other issues.	1.40 295.00/hr	413.00
12/18/2006	EMB	Participated on GUC committee conference call.	0.90 295.00/hr	265.50
12/27/2006	EMB	Meeting wiht counsel and new proposed trustee to discuss work plan and other trust issues.	3.30 295.00/hr	973.50
12/28/2006	EMB	Conversation with committee member as follow up to committee call to discuss sale and other issues.	0.80 295.00/hr	236.00
	EMB	Participated on conference call with unsecured creditors committee to discuss plan and other issues.	1.70 295.00/hr	501.50
	EMB	Conversation with Don Walker to discuss case issues and other current issues.	0.50 295.00/hr	147.50
SUBTOTAL:			[16.50	4,867.50]

Misc Motions & Responses

12/6/2006	EMB	Review of motion against assignment of loan as received from counsel.	0.30 295.00/hr	88.50
12/11/2006	EMB	Read and comment on stipulation to provide full release and reconveyances for loans as received from debtor.	0.30 295.00/hr	88.50
12/13/2006	EMB	Review and comment on response to motion regarding IP protective order.	0.10 295.00/hr	29.50
12/14/2006	EMB	Participated on conference call regarding the USA IP IV filing and the impact on USACM and DTDF,	0.60 295.00/hr	177.00
12/15/2006	EMB	Review data as received from counsel on Tree Moss and IP filing.	0.30 295.00/hr	88.50
12/18/2006	EMB	Review motiosn filed in regarding to JM 2004 examinations.	0.20 295.00/hr	59.00
12/21/2006	EMB	Review complaint filed and article on the Reale aviodable action.	0.20 295.00/hr	59.00

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/28/2006	EMB	Read and review complaint and TRO on Royal Hotel sale and lien issues as received from counsel.	0.60 295.00/hr	177.00
SUBTOTAL:			[2.60	767.00]
<u>Mo Operating Reports</u>				
12/1/2006	DWT	Reviewed operating report balance sheets for each of the entities and compared to the previous months' balance.	1.20 250.00/hr	300.00
12/20/2006	DWT	Set up template for operating report summary for current month	0.90 250.00/hr	225.00
SUBTOTAL:			[2.10	525.00]
<u>Plan & Disclosure Stmt</u>				
12/1/2006	EMB	Reivew latest "Call to Action" memo received from counsel.	0.20 295.00/hr	59.00
	EMB	Read and commented on latest draft of response to DTDF settlement.	0.20 295.00/hr	59.00
	EMB	Conversation with FTI regarding trustee selections.	0.30 295.00/hr	88.50
12/4/2006	EMB	Prepared analysis of USACM assets proposed to be purchased by potential bidder and sent to counsel for review and comment.	1.40 295.00/hr	413.00
	EMB	Conversation with counsel regarding assets to be purchased by potential bidder.	0.20 295.00/hr	59.00
	EMB	Responded to question from direct lender who filed a claim in the USACM estate.	0.20 295.00/hr	59.00
	EMB	Continue to prepare analysis of Oak Valley investment and loans and responded to questions from counsel regarding same.	1.20 295.00/hr	354.00
	EMB	Follow up call with counsel on plan and settlement issues.	0.30 295.00/hr	88.50
	EMB	Drafted memo to counsel to discuss and outline changes to settlement offer to DTDF.	0.60 295.00/hr	177.00
12/6/2006	EMB	Read DTDF's proposed settlement offer to be discussed in settlement conference next week.	0.70 295.00/hr	206.50
12/8/2006	EMB	Participate on conference call with UCC committee to discuss trust and trustee issues.	1.70 295.00/hr	501.50

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/11/2006	EMB	Participate on call with Debtor and other committees to discuss balloting and confirmation issues.	0.60 295.00/hr	177.00
	EMB	Read additional disclosure and related exhibits related to the trust as filed by the GUC committee.	0.60 295.00/hr	177.00
12/12/2006	EMB	Downloaded schedules and performed analysis related to today's settlement conference with DTDF.	1.40 295.00/hr	413.00
	EMB	Attended and participated in settlement conference with DTDF	4.20 295.00/hr	1,239.00
12/13/2006	EMB	Review motions for temporary allowance of claims for voting purposes.	0.30 295.00/hr	88.50
	EMB	Review objection to various claims.	0.60 295.00/hr	177.00
	EMB	Review Liberty's objection to plan.	0.20 295.00/hr	59.00
	EMB	Review and comment of joinder in objection to plan confirmation.	0.30 295.00/hr	88.50
12/18/2006	EMB	Read and review Debtors' reply brief in support of plan confirmation.	0.80 295.00/hr	236.00
	EMB	Participated on call with Debtor and other committees regarding Plan confirmation hearing.	1.90 295.00/hr	560.50
	EMB	Prepared analysis and schedule for counsel to be included in Confirmation Order.	0.60 295.00/hr	177.00
	EMB	Analysis of fees and interest assumed by Compass in preparation of confirmation hearing and incorporated into exhibit for possible testimony.	1.90 295.00/hr	560.50
	EMB	Analyze claims objections and responses and impact on voting for plan.	0.40 295.00/hr	118.00
	EMB	Research certain creditors and claim amounts who voted against plan and discussed follow up with counsel.	0.40 295.00/hr	118.00
	EMB	Analysis of plan voting tabulation and noted passing and non passing classes.	0.50 295.00/hr	147.50
	EMB	Conversation with counsel to prepare for plan confirmation hearing.	0.40 295.00/hr	118.00
12/19/2006	EMB	Meet with counsel in preparation of plan confirmation hearing.	0.60 295.00/hr	177.00

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			<u>Hrs/Rate</u>	<u>Amount</u>
12/19/2006	EMB	Attended plan confirmation hearing.	7.50 295.00/hr	2,212.50
	EMB	Continued review of brief in response to plan objections.	0.80 295.00/hr	236.00
12/20/2006	EMB	Conversation with committee member on plan confirmation and transition issues.	0.20 295.00/hr	59.00
	EMB	Review proposed confirmation order and gave comments on issues as it relates to USACM access to information.	0.90 295.00/hr	265.50
	EMB	Perform analysis on objecting creditors in class A-4 and compared to diverted principal and pre paid interest direct lenders.	1.10 295.00/hr	324.50
	EMB	Attended plan confirmation hearing.	2.10 295.00/hr	619.50
	EMB	Drafted memo to counsel regarding the court's comments on pre paid interest creditors and compromise issues.	0.40 295.00/hr	118.00
12/21/2006	EMB	Review various e mails and attachments to the disbursing agent agreement.	0.40 295.00/hr	118.00
	EMB	Participated on conference call with Debtor and committees to discuss confirmation order issues.	0.70 295.00/hr	206.50
	EMB	Review Compass APA for language on acquired assets and recommended new proposed language to be including in confirmation order.	0.70 295.00/hr	206.50
12/26/2006	EMB	Review notice of intent to file objection to plan and replied to counsel.	0.30 295.00/hr	88.50
12/27/2006	EMB	Conversation with FTI to dicuss access to certain data and files post effective date.	0.30 295.00/hr	88.50
SUBTOTAL:			[38.10	11,239.50]
For professional services rendered			140.10	\$40,263.00
Additional Charges :				
<u>Airfare</u>				
12/7/2006	Airfare to / from LV for auction (TB)			121.80
12/11/2006	Airfare to/from LV (DT)			107.10

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	<u>Amount</u>
12/11/2006 Airfare to/from LV (JG)	245.10
12/19/2006 Airfare to / from LV for conf. hearing (TB)	112.10
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SUBTOTAL:	[586.10]
<u>Copies</u>	
12/12/2006 Copies for counsel at Kinkos	10.60
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SUBTOTAL:	[10.60]
<u>Hotel</u>	
12/7/2006 Hotel fees - LV to attend auction (TB)	75.21
12/11/2006 Hotel fees in LV (DT)	86.11
12/12/2006 Hotel fees in LV to attend settlement conf (TB)	107.91
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SUBTOTAL:	[269.23]
<u>Meals</u>	
12/11/2006 Out of town meal (DT)	26.14
12/12/2006 Out of town meal (DT)	16.68
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SUBTOTAL:	[42.82]
<u>Rental Car</u>	
12/7/2006 Rental car (1/2) in LV (TB)	58.25
12/11/2006 Rental Car Fees (DT)	28.00
12/12/2006 Rental car in LV for settlement conf. (TB)	60.63
12/19/2006 Rental car for conf. hearing (TB)	69.72
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SUBTOTAL:	[216.60]
<u>Travel</u>	
12/7/2006 Airport parking (TB)	20.00

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	<u>Amount</u>
12/11/2006 Airport parking (DT)	20.00
Airport parking (JG)	20.00
12/12/2006 Airport parking (TB)	20.00
12/19/2006 Parking at conf. hearing (TB)	10.00
Parking at airport (TB)	20.00
 SUBTOTAL:	 [110.00]
 Total costs	 \$1,235.35
 Total amount of this bill	 \$41,498.35
11/21/2006 Payment - thank you. Check No. 1470	(\$16,832.25)
 Total payments and adjustments	 (\$16,832.25)
 Balance due	 \$24,666.10

Professional Summary			
<u>Name</u>	<u>Hours</u>	<u>Rate</u>	<u>Amount</u>
EDWARD "TED" M. BURR	116.40	295.00	\$34,338.00
Dave Tiffany	17.10	250.00	\$4,275.00
Josephine Giordano	6.60	250.00	\$1,650.00

Invoices 30 days past due are subject to a 1.5% late payment fee.